



Paul's Lakeside Review

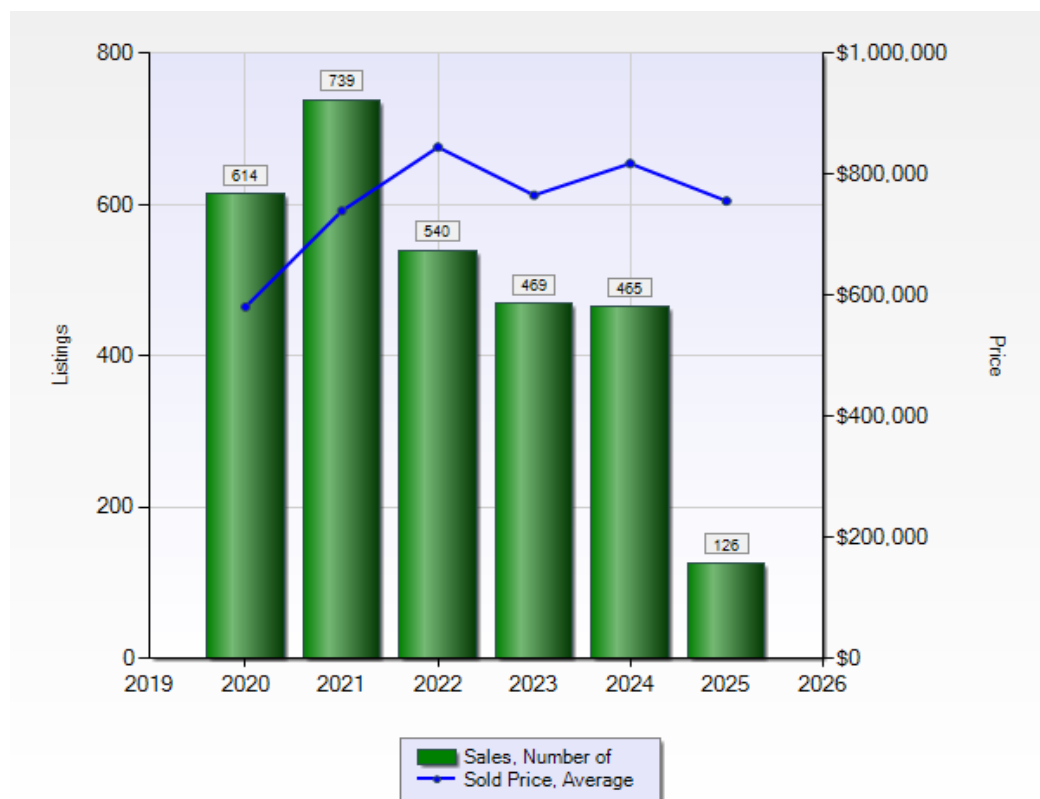
Your Shuswap Real Estate Market-Update

May , 2025

Market Uncertainty Persists as Pent-up Demand Grows

The British Columbia Real Estate Association (BCREA) released the real estate market sales statistics for April which showed total residential unit sales of 6453 units, which is down 14.6% from April 2024. Prices also declined in April by 6.1% as compared to the same month last year.

Closer to home single family detached home unit sales in the Shuswap area in the first 4 months of 2025 totalled 126 units as compared to 125 units in 2024. The average selling price year-to-date April 2025 is \$750,457 while 2024 full year averaged at \$ \$818,362, a decline of 8.3%. The decline in average selling price needs to be interpreted with caution as the number also reflects the mix of housing units sold. Benchmark pricing is used to help standardize price comparisons over time. The benchmark price for single-family dwellings in the Shuswap/Revelstoke region declined by only 4.2% in April as compared to the previous year.



**Unit Sales vs Average
Selling Price-Last 5 Years**

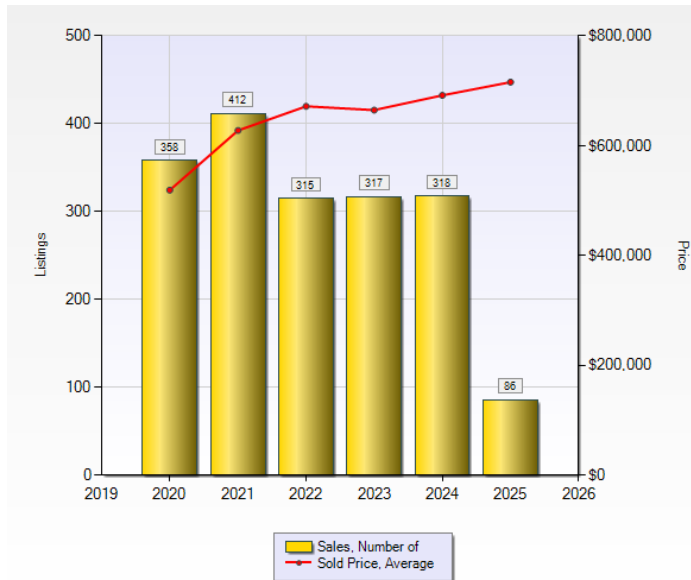
**Single Family Detached +
SFD with Acreage**

**Shuswap/Revelstoke Region
Less Revelstoke**

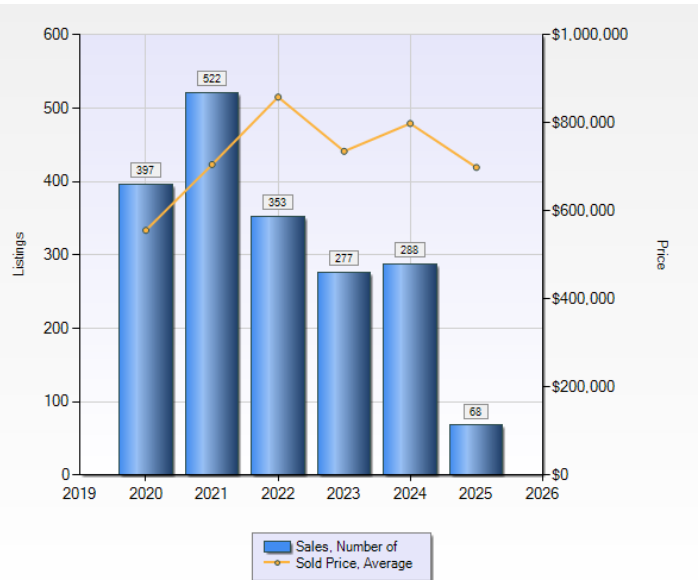
**Source-MLS-Matrix
statistics-May, 2025
Calculated from approx.
3000 listings**

What's Happening with Local Real Estate Sales?

The graphs below show continuing differences in real estate markets in Salmon Arm as compared to Rural Shuswap.



Salmon Arm-Last 5 Years
Units Sold vs Average Sold Prices
Single-family, Townhomes, Apartments



Rural Shuswap-Last 5 Years
Units Sold vs Average Sold Prices
Single-family, Townhomes, Apartments

May 1025-Matrix MLS Statistics Year-to-date April 30, 2025

Unit sales and prices have remained much more resilient in Salmon Arm as compared to Rural Shuswap (Blind Bay, Eagle Bay, Tappen/Sunnybrae, Sorrento, Shuswap-Anstey-Seymour Arm, Salmon Valley, Sicamous). Average selling price in Salmon Arm was \$715,924 in the first 4 months of 2025 as compared to \$662,321 in 2024, while in Rural Shuswap the corresponding figures are \$787,182 and \$699,057, respectively. So prices have declined in Rural Shuswap in the first third of 2025 vs the first third of 2024, while the opposite is true in Salmon Arm.

What Can I Do to Help Sell My Home?

You need **The Home Audit**. It's a customized room-by-room report using the latest AI technology to provide you with cost-effective options to improve the saleability and market value of your home.

The **Home Audit** service is offered free-of-charge to homeowners wishing to sell their property for top dollar. It can be combined with a Comparative Market Analysis to provide your property's current market value. Call me today to arrange your appointment.



Better Call Paul!



RE/MAX Shuswap Realty
 105-650 TransCanada Highway
 Salmon Arm, BC, V1E 2S6



250.253.2387 Talk or Text



paul@pauldemenok.ca



www.pauldemenok.ca

Area Events Calendar-May-June 2025

Date	Event	Time	Place
Every Saturday	Downtown Farmer's Market	10 am – 1 pm	Ross St Plaza
Every Saturday	Sorrento Farmer's Markey	8 am – 12 noon	Sorrento Plaza
May 16	Paint Night	6:30 pm – 8:30 pm	Blind Bay Comm Hall
May 17-19	Falkland Stampede (Tickets required)	8:00 am- on	Falkland Stampede Grounds
May 19-23	Ozone Drama Festival	7:30 pm– 9:30 pm	Shuswap Theatre
May 23-24	Sorrento Lions Garage Sale	8 am – 3 pm	Shuswap Lake Estates Hall
May 24	Annual Carlin Country Market	10 am – 3 pm	Carlin Middle School
May 25	Amazing Singing Spring Concert 7 pm (Tickets required)		First United Church
May 31	Notch Hill Heritage Day	10 am – 2 pm	Notch Hill Town Hall
May 31	Musical Swap Meet & Junk In the Truck Fundraiser	10 am – 2 pm	Sunnybrae Comm Hall
June 1	Sunday Funday	12 noon – 3 pm	Tappen-Sunnybrae Fire Hall
June 4	Burger & Beer	4 pm – 6 pm	Bayside Marina & Grill
June 5	A Whole New World	7:30 pm – 9:30 pm	Song Sparrow Hall



*Better Call
Paul!*



RE/MAX Shuswap Realty
105-650 TransCanada Highway
Salmon Arm, BC, V1E 2S6



250.253.2387 Talk or Text



paul@pauldemenok.ca



www.pauldemenok.ca

Recipe of the Month

Aperol Spritz

Okay, we've had a lot of food meal recipes, but now it's time to relax on the deck with a cool drink. And this is one of the most popular drinks you'll see in street cafes in Paris and Positano. It's that funny reddish-orange drink everybody is drinking, it's a great refresher and simple to make!

Ingredients

Ice
3 ounces Aperol
3 ounces Prosecco (I like using the Brut from Frind winery in the Okanagan)
Splash Club Soda
Orange slices

Instructions:

Top up a large wine goblet with ice. Add in the Aperol and Prosecco and top off with a splash of Club Soda. Garnish with several orange slices. If you prefer the drink to be less bitter, use less Aperol; and if you prefer a milder drink, use less Aperol and Prosecco and more Club Soda. You can modify this one to suit your personal taste.

Limoncello Margarita

Were you looking for a refreshing cocktail with lemon in it? Then try this one. It's fabulous!

Ingredients:

Ice
1 tsp lemon zest
1 tbsp Kosher salt
2 oz limoncello
2 oz silver tequila
2 oz fresh-squeezed lemon juice
2 oz fresh-squeezed lime juice
2 tbsp simple syrup or agave (if you can find it!)
Club Soda (optional)
Lemon slices

Instructions:

- Combine lemon zest with Kosher salt on a flat plate. Rub a lemon wedge around the rim of a cocktail or martini glass and then dip the rim in the lemon-salt mixture to coat the rim.
- In a cocktail shaker half-filled with ice add tequila, limoncello, lemon juice, lime juice and simple syrup. Shake, shake, shake it up!
- Pour into 2 glasses with the ice
- Add a splash of club soda if preferred
- Add lemon slices as garnish

And Enjoy!!